

182.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

664,800 / 664,800

USE VALUE:

664,800 / 664,800

ASSESSED:

664,800 / 664,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		MAYFLOWER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BRUNO ANTHONY P JR-ETAL	
Owner 2: BRUNO MARILYN A	
Owner 3:	

Street 1: 18 MAYFLOWER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,487 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1671 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5487		Sq. Ft.	Site		0	70.	1.07	7									409,229						409,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5487.000	252,300	3,300	409,200	664,800		122879
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

Total Card	0.126	252,300	3,300	409,200	664,800	Entered Lot Size
Total Parcel	0.126	252,300	3,300	409,200	664,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.85	/Parcel: 397.8	Land Unit Type:

Parcel ID 182.0-0001-0013.0

!14217!

## PRINT

Date	Time
12/11/20	04:05:11

## LAST REV

Date	Time
07/24/18	15:02:43

apro

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10755-467		2/5/1965			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2003	662	Addition	51,169			G6	GR FY06	NEW MUDRM, FAM RM
8/12/2001	570	Re-Roof	2,500 C					

## ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Meas/Inspect	BS	Barbara S
7/20/2005	Inspected	BR	B Rossignol
1/3/2000	Meas/Inspect	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5	- Cape			Full Bath: 1	Rating: Good												
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	- BrickorStone			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C	- Average			<b>CONDOS INFORMATION</b>													
Year Blt: 1936	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G19	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wall: 2	- Plaster			Functional:													
Sec Int Wall:				Economic:													
Partition: T	- Typical			Special:													
Prim Floors: 3	- Hardwood			Override:													
Sec Floors:				Total: 18.6 %													
Bsmnt Flr: 4	- Carpet			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 105.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3	- Typical			Const Adj.: 1.00999999													
Insulation: 2	- Typical			Adj \$ / SQ: 143.168													
Int vs Ext: S				Other Features: 85337													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 309991													
% Com Wall				Depreciation: 57658													
				Depreciated Total: 252333													
<b>MOBILE HOME</b>				Make:				Model:				Serial #:					
<b>SPEC FEATURES/YARD ITEMS</b>				Year:				Color:									
<b>PARCEL ID</b> 182.0-0001-0013.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1936	27.50	T	40	101			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300									